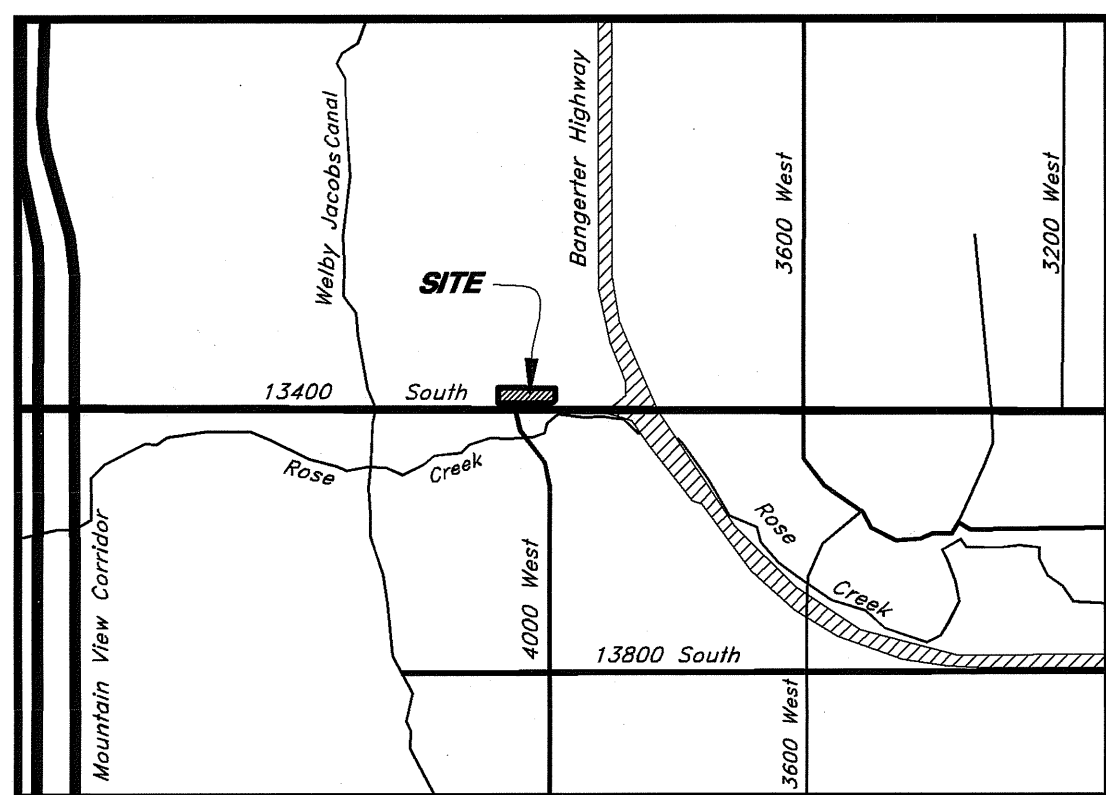


The Village at South Mountain West

A part of the Southeast Quarter of Section 31, Township 3 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey
in Riverton City, Salt Lake County, Utah
May 2023



Vicinity Map
Not to Scale

Curve	Delta	Radius	Length	Chord Data
C1	8°45'38"	310.00'	47.40'	N 85°10'47" W 47.35'
C2	8°44'54"	290.00'	44.28'	N 85°10'25" W 44.24'
C3	90°00'44"	25.00'	39.28'	S 45°26'46" W 35.36'
C4	90°00'00"	20.00'	31.42'	N 44°33'36" W 28.28'
C5	8°45'38"	310.00'	47.40'	S 85°10'47" E 47.35'
C6	8°45'38"	290.00'	44.34'	S 85°10'47" E 44.30'

Line #	Bearing	Length
L1	N 0°26'24" E	15.88'
L2	N 17°18'32" W	13.53'
L3	S 0°26'24" W	15.88'
L4	S 18°11'19" W	13.53'
L7	S 89°33'36" E	81.58'

Narrative

This Subdivision plat was requested by CCA Acquisitions, prerequisite to the development of this property.

This Subdivision retraces and honors a previous 2012 Survey by Hill & Argyle, Inc. which establishes the Existing Right-of-Way of 13400 South Street, and the 2019 Road Dedication Plat of Riverton City Western Commercial District.

A line between monuments found for the East Quarter and the Center of Section 31 was assigned the VRS bearing of North 89°16'21" West as the Basis of Bearings to place the Survey on the NAD 1983 Utah Central Zone State Plane Datum.

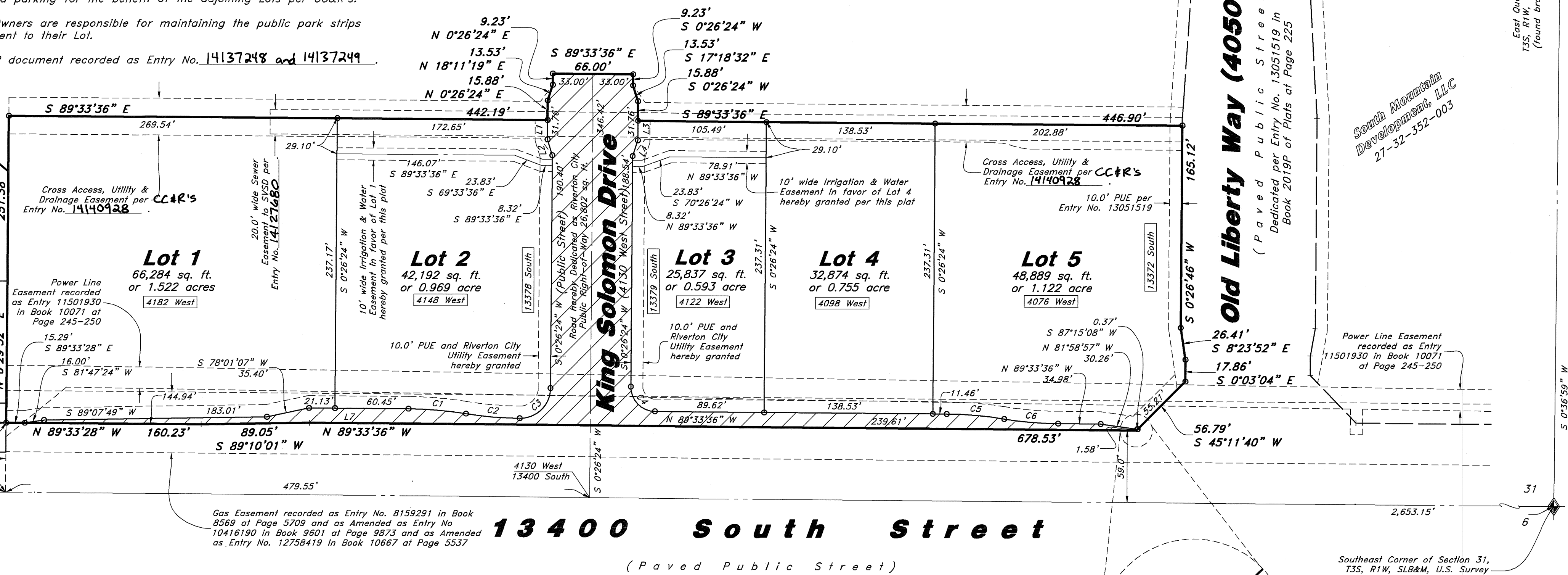
The 2012 Survey bearings were rotated 0°15'07" Clockwise to match State Plane Datum.

Notes

- These Lots are part of a master site plan with access from planned internal private roadways. Lots adjoining the Public Streets of 13400 South, 4130 West and Old Liberty Way (4050 West) are not vested or guaranteed access to said public streets and any proposed access onto a Public Street must meet Riverton City's Access Management Standards.
- Each Lot is subject to and the beneficiary of a shared private driveway along the North property line per CC&R's.
- Each Lot is subject to cross easements for cross access and shared parking for the benefit of the adjoining Lots per CC&R's.
- Lot Owners are responsible for maintaining the public park strips adjacent to their Lot.
- CC&R document recorded as Entry No. 14137248 and 14137249.

6. The CC&R's, including the easement therein, can be modified by mutual written consent of the affected parties without update to this plat document provided such updates are recorded in the Office of the Salt County Recorder.

Suburban Land Reserve, Inc.
27-31-476-002



Rocky Mountain Power

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time will any permanent structures be placed within the PUE or any other obstructions which interfere with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.

South Valley Sewer District

Approved this 25th Day of July, 2023.

Salt Lake County Health Department

Approved this 26th Day of July, 2023.

Riverton City Planning

Approved this 15th Day of August, 2023, by the Riverton City Planning Department.

Salt Lake County Surveyor

ROS No. S2021-03-0132

County Reviewer

Date

Riverton City Engineer

Approved this 24th Day of January, 2024, by the Riverton City Engineering Department.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Riverton City, Salt Lake County, Utah and Incorporated Areas Map Number 49035C0440G dated 25 September, 2009. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Geo Technical Report

"SLR Riverton West of the Intersection of 13400 South Street and Bangarter Highway"

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

Job No. 1226-012-20
February 13, 2020

Approval as to Form

Approval as to Form this 24th Day of January, 2024.

Riverton City Council

Presented to the Riverton City Council this 24th Day of Jan, 2024, at which time this Subdivision was approved and accepted

Surveyors Certification

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Salt Lake County Record of Survey No. 2021-03-0132 being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as The Village at South Mountain West.

Boundary Description

A part of the Southeast Quarter of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverton City, Salt Lake County, Utah:

Beginning at a point on the Northerly Line of 13400 South Street as defined in Record of Survey No. S2013-03-0124, Records of the Salt Lake County Surveyor, located 1302.52 feet South 89°33'28" East along the South line of said Section 31; and 57.02 feet North 0°26'32" East from a Brass Cap Monument found marking the South Quarter Corner of said Section 31; and running thence North 0°29'32" East 251.38 feet along the Westerly Line and Westerly Line extended of said Record of Survey; thence South 89°33'36" East 442.19 feet; thence North 0°26'24" East 15.88 feet; thence North 18°11'19" East 13.53 feet; thence North 0°26'24" East 9.23 feet; thence South 89°33'36" East 66.00 feet; thence South 0°26'24" West 9.23 feet; thence South 17°18'32" East 13.53 feet; thence South 0°26'24" West 15.88 feet; thence South 89°33'36" East 446.90 feet to the Westerly line of 4050 West Street as dedicated by that certain Road Dedication Plat of Riverton City Western Commercial District recorded as Entry No. 13051519 in Book 2019P of Plats at Page 225, Records of the Salt Lake County Recorder's Office; thence along said Westerly line the following two courses: South 0°26'46" West 165.12 feet; and South 8°23'52" East 26.41 feet to said Northerly line of 13400 South Street; thence along said Northerly line the following five courses: South 0°03'04" East 17.86 feet; South 45°11'40" West 56.79 feet; North 89°33'36" West 678.53 feet; South 89°10'01" West 89.05 feet; and North 89°33'28" West 160.23 feet to the point of beginning.

Contains 242,878 sq. ft.
or 5.576 acres
5 Lots
and Road Dedication

Date: 15 May, 2023

David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication

Know all by these presents that we, the undersigned Owners of the described tract of land hereon, having caused the same to be subdivided into Lots and Streets to hereafter be known as The Village at South Mountain West, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated Streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have hereunto set my hand
This 16 Day of May AD, 2023.

South Mountain Advancement, LLC
by: Steven Usdan
its: Manager

Suburban Land Reserve, Inc.
by: David Cannon
its: President

Acknowledgment

State of California
County of Los Angeles
On the 16 day of May, 2023, personally appeared before me, the undersigned Notary Public, Steven Usdan, who being by me duly sworn did say that he is the Manager of South Mountain Advancement, LLC, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: Alex Itkis

Commission Number: 2378028

My Commission Expires: 10/09/2025

A Notary Public Commissioned in the State of California



Alex Itkis
A Notary Public

Acknowledgment

State of California
County of Los Angeles
On the 26 day of May, 2023, personally appeared before me, the undersigned Notary Public, David Cannon, who being by me duly sworn did say that they are the President of Suburban Land Reserve, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: Marissa F. Nielson

Commission Number: 718951

My Commission Expires: Aug. 9, 2025

A Notary Public Commissioned in Utah

Marissa F. Nielson
A Notary Public

The Village at South Mountain West

A part of the Southeast Quarter of Section 31, Township 3 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey
in Riverton City, Salt Lake County, Utah

Salt Lake County Recorder

Recorded No. 14198242

State of Utah, County of Salt Lake, Recorded and Filed at the Request of SOUTH MOUNTAIN ADVANCEMENT, LLC

Date 1/26/24 Time 2:31 PM Book 2024 P Page 015

6099 Deputy Recorder

27-31-476-002
27-31-476-003

27-31-42 \$6099